



Telford & Wrekin
Co-operative Council

Protect, care and invest
to create a better borough

Telford and Wrekin Local Plan Review

PUBLICATION PLAN

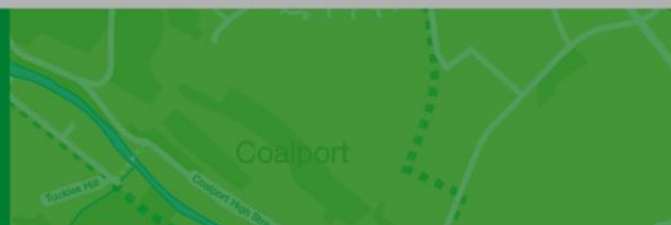
Sequential and Exception Test
Paper



2020 - 2040



March 2025



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TWLP - Sequential Test paper

1 Introduction

1.1 This document sets out how flood risk has been considered in the allocation of sites in the Telford and Wrekin Local Plan review. As part of developing the Local Plan the Council commissioned an updated Strategic Flood Risk Assessment (SFRA). This includes:

- **SFRA Level 1** – where flooding is not a major issue in relation to potential site allocations and where development pressures are low. The assessment should be of sufficient detail to enable application of the Sequential Test.
- **SFRA Level 2** – where land outside Flood Zones 2 and 3 cannot appropriately accommodate all necessary development, creating the need to apply the National Planning Policy Framework's (NPPF) Exception Test. In these circumstances the assessment should consider the detailed nature of the flood characteristics within a Flood Zone and assessment of other sources of flooding.

1.2 The Council also commissioned an updated Water Cycle Study (WCS) to provide evidence in areas such as water supply, waste water and flood risk. This document was delivered in two phases.

2 Publication Version of the Plan

2.1 The Local Plan review (2020-40) will be the main document containing planning policies and site allocations in the borough and will replace the adopted Telford & Wrekin Local Plan document.

2.2 The Council has undertaken consultation exercises on the development of the plan as well as commissioned evidence to support updated planning policy and site allocations work. This has included the Issues & Options stage and Draft Local Plan consultation, both undertaken over extended periods.

2.3 The Publication version of the Local Plan contains planning policies that will help direct development of the lowest areas of flood risk, secure better flood risk management and ensure the most efficient use of water moving forward. These policies include:

- Strategic Policy S5 Mitigating and adapting to climate change
- Development Management Policy CC4 Water re-use, conservation, efficiency and quality
- Development Management Policy CC5 Flood risk management and sustainable drainage systems
- Development Management Policy DD1 Design Criteria

2.4 Policy CC5 will help manage issues of flood risk at the planning application stage. This paper sets out how it has been considered at the allocation stage.

3 National Policy Context

3.1 The National Planning Policy Framework (NPPF) requires a Sequential Test and in some cases, an Exception Test to the development of land which could be affected by flooding. These Tests apply to both allocations in the development plan and planning applications. Therefore, a Local Plan which proposes to allocate sites in either Flood Zone 2 or 3 for development should be supported by a Sequential and, if necessary, Exception Test.

TWLP - Sequential Test paper

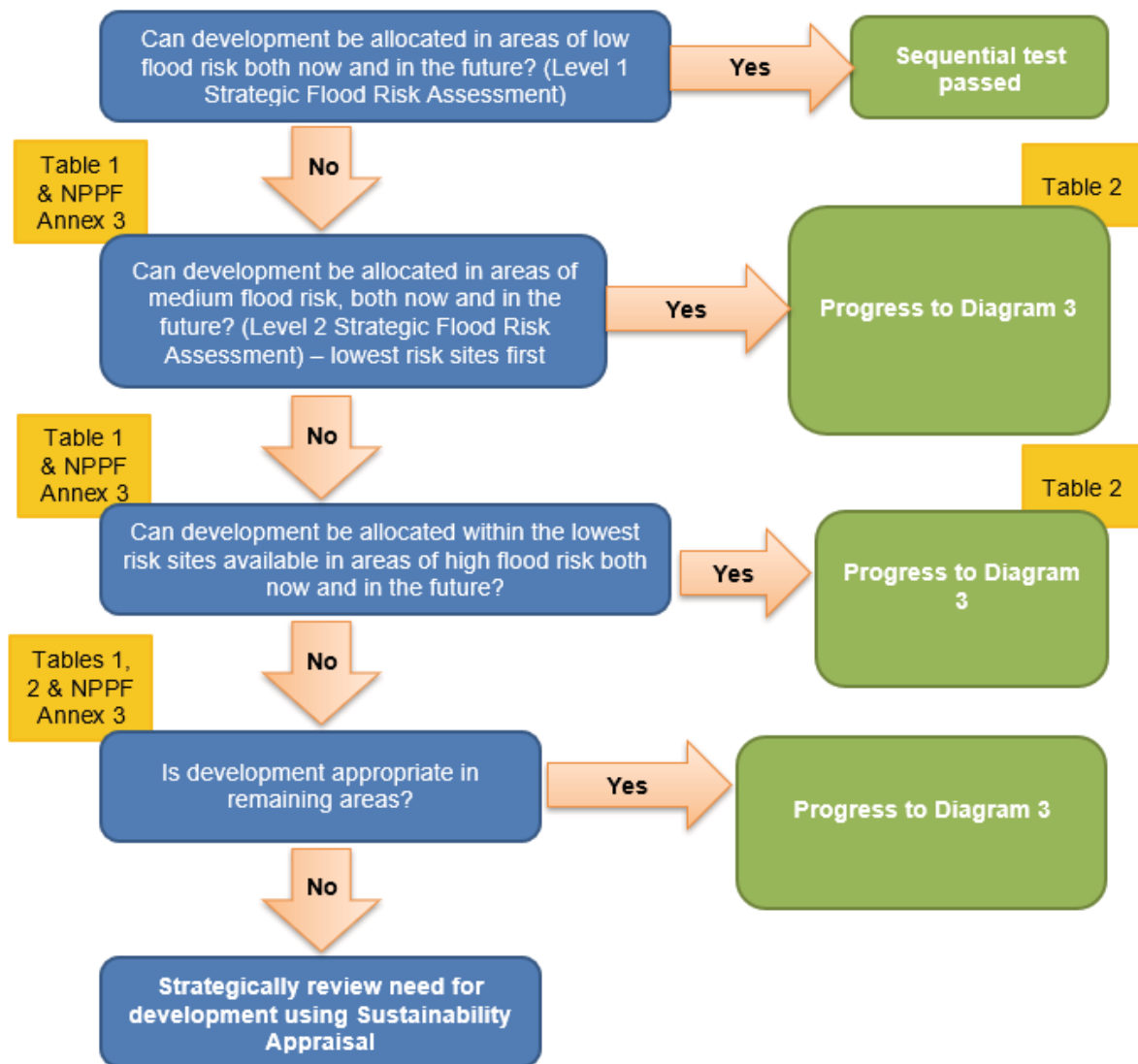
3.2 The NPPF sets out the approach to be followed in the ‘*Planning and flood risk*’ section (see paragraphs 170 to 182).

3.3 National Planning Policy Guidance (NPPG) sets out further detail on how these test should be applied in section ‘*The sequential approach to the location of development*’. Paragraph 23 states that the test:

3.4 *“...is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in current and future medium and high flood risk areas considering all sources of flooding including areas at risk of surface water flooding. Avoiding flood risk through the sequential test is the most effective way of addressing flood risk because it places the least reliance on measures like flood defences, flood warnings and property level resilience features. Even where a flood risk assessment shows the development can be made safe throughout its lifetime without increasing risk elsewhere, the sequential test still needs to be satisfied. Application of the sequential approach in the plan-making and decision-making process will help to ensure that development is steered to the lowest risk areas, where it is compatible with sustainable development objectives to do so, and developers do not waste resources promoting proposals which would fail to satisfy the test. Other forms of flooding need to be treated consistently with river and tidal flooding in mapping probability and assessing vulnerability, so that the sequential approach can be applied across all areas of flood risk.”*

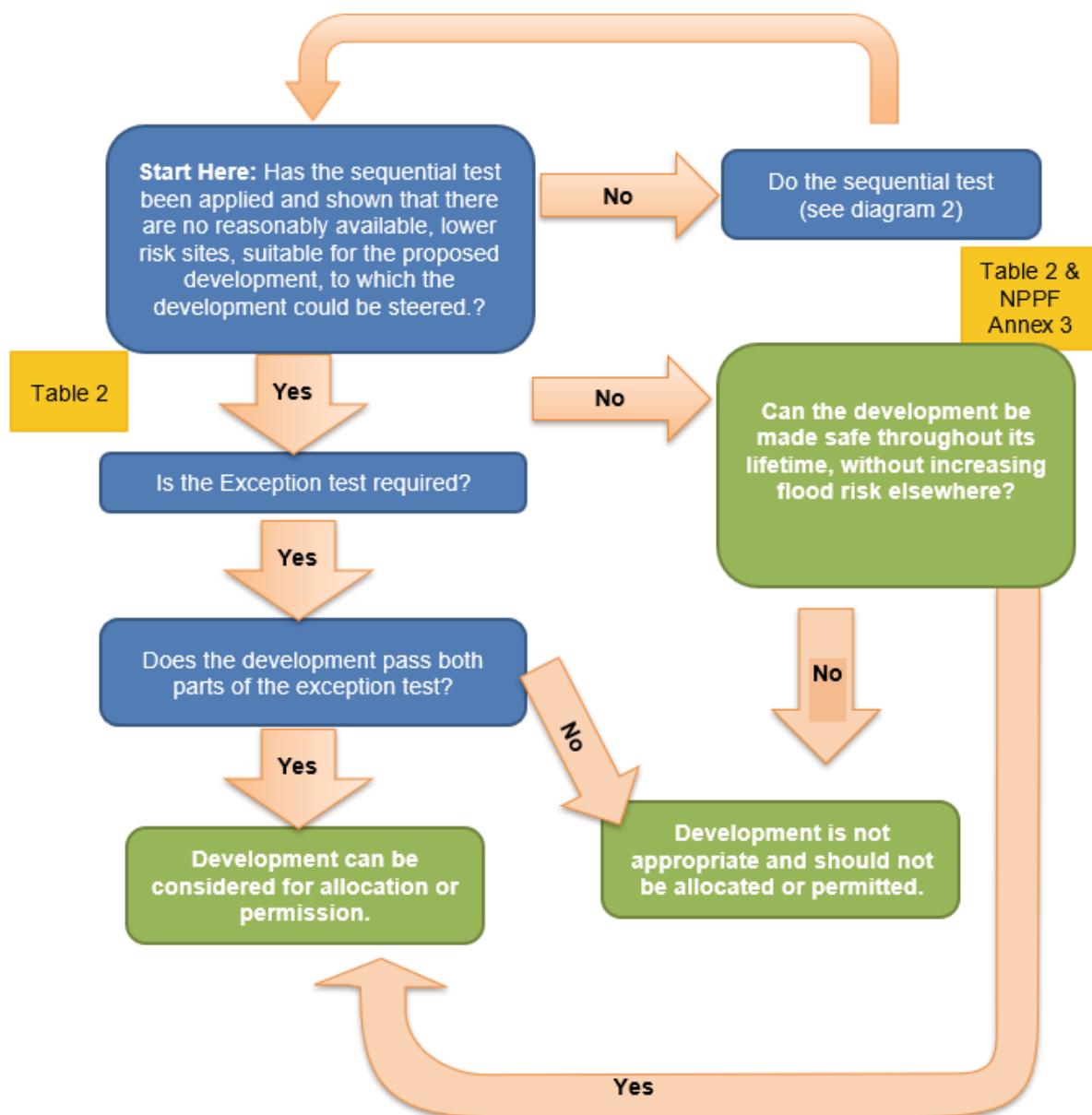
3.5 It then goes on to set out how the test should be applied illustrated by the diagram below.

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3.6 The diagram below sets out the application of the exceptions test at the plan making stage (where required).

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4 Assessment of Flood Risk for Sites

4.1 The table in Annex A shows the flood risk for all sites proposed for residential or employment use in the Local Plan from flood zones and surface water flood risk. Information on the risk of flooding is taken from the council's Strategic Flood Risk Assessment Level 1 (SFRA – Level 1) and the Integrated Appraisal document. Where the SFRA – Level 1 identified that a site was at risk of flooding, a Strategic Flood Risk Assessment - Level 2 was carried out to clarify the nature and extent of this risk.

4.2 The RAG rating system used to inform Annex A is set out below.

	RAG rating	Data source	Surface water flood risk overlap
Potential for site to flood (fluvial)	Site is >80% Flood Zone 1	Environment Agency Flood Risk Data	Site overlap (%) with flood zone

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	<i>Site is 20-50% Flood Zones 2 or 3</i>		
	<i>Site is >50% Flood Zones 2 or 3</i>		
Surface Water Flood Risk	<i>Site is >10% within 30 year area of risk</i>	Council provided SFRA	Site overlap (%) with flood zone
	<i>Site is >10% within 30 year area of risk</i>		

4.3 At the time producing the SFRA Level 2 58 sites that were under consideration for Regulation 19 were screened on matters of flood risk. A RAG rating was used to determine the need for further investigation on the basis that:

- **Red sites** needed a Level 2 assessment and have significant obstacles or challenges for development which will need consideration going forward for development. These sites may need the Exception Test to show that the site can be developed safely from a flood risk perspective.
- **Amber sites** did not need a Level 2 assessment but are flagged in this report for developer considerations, but these are likely to be able to be addressed at the planning application stage. These sites are included within this report as they may have some surface water issues relative to access and egress to the site.
- **Green sites** that had no significant flooding obstacles for development. However, it is noted sites may need an FRA and drainage strategy depending on the location and size of the site.

4.4 21 sites have been assessed as part of the Level 2 SFRA and have accompanying site guidance sheets that will help inform planning applications. The remaining 37 sites screened do not require Level 2 assessment, however developers should consider the overall recommendations of the SFRA Level 2 report. Not all the sites screened in the report were ultimately selected as land allocations.

4.5 The sites that have been selected as allocations:

- Have minimal areas of flood zone coverage
- Have minimal areas at risk of surface water flooding
- Can reasonably accommodate development outside areas at risk of flooding

4.6 Of those sites taken forward for assessment in SFRA – Level 2 none required an exceptions test to be applied at the allocation stage.

4.7 The former AGA works at Coalbrookdale was identified as requiring an exception test as part of the planning application process due to historic flooding issues. The site is derelict and requires regeneration and has an active site owners, therefore it has been allocated within the Local Plan to provide certainty in the development process.

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4.8 In the Publication version of the Local Plan the Council have allocated three Sustainable Communities sites to the north of Telford. These sites are made up of a number of individual site parcels that were originally submitted through the call for sites process. These are strategic sites and the coverage of flood zones for each is set out below:

Land North of A442 Wheat Leasows (Wappenshall)

- Site area: 278.31 hectares
- Flood zone coverage: FZ1 91%, FZ2 9% and FZ3 4% (FZ3 is wholly contained within FZ2)
- The whole site is more than 80% in FZ1 which would give a positive RAG rating above for fluvial flood risk

Land North-East of Muxton

- Site area: 181.90 hectares
- Flood zone coverage: FZ1 90%, FZ2 10% and FZ3 6% (FZ3 is wholly contained within FZ2)
- The whole site is more than 80% in FZ1 which would give a positive RAG rating above for fluvial flood risk

Land at Bratton

- Site area: 112.47 hectares
- Flood zone coverage: FZ1 84%, FZ2 16% and FZ3 11% (FZ3 is wholly contained within FZ2)
- The whole site is more than 80% in FZ1 which would give a positive RAG rating above for fluvial flood risk

4.9 THE SFRA level 2 recognises that there will be a need for a site specific Flood Risk Assessments to be carried out on each of the Sustainable Communities sites as part of the planning application process. Some of the individual parcels of land shown as being more at risk of flooding in Table 1 have been taken forward as part of these larger strategic sites and therefore form a smaller proportion of flood risk in the overall strategic site. Each of the three Sustainable Communities sites have site assessment sheets as part of the SFRA Level 2.

4.10 The SRRA Level 2 contains a report and maps and a site sheet for each site examined. Each site report quantifies the flood risk and advises on actions a developer may need to take as part of any future planning applications.

4.11 Table 1 gives the flood risk from the SFRA Level 2 where appropriate and the relevant information from the site guidelines. From this it can be seen that the Publication version of the Telford and Wrekin Local Plan **does not propose development in either Flood Zones 2 or 3** (i.e. all development can reasonably be accommodated in Flood Zone 1) and thus in line with the requirements of the NPPF and NPPG in that **the Sequential Test is passed and there is no requirement for the Exception Test.**

5 Annex A

SEQUENTIAL SCORING OF SITES BASED ON FLOOD RISK

From Integrated Appraisal matrix - % of sites overlapping with zones											
Site ID	Site name	Flood risk (FZ2)	Flood risk (FZ3)	Flood risk (SWFR)	Site area	Housing numbers / amount of employment land (gross)	SFRA Level 2	SFRA Level 2 - site summary sheet	Site allocated / non-allocated	Exception Test required at application stage	Rationale for taking site forward
718	AGA Site	84.47	77.06	6.85	3.50	101	Level 2	Yes	Yes	Yes	Brownfield site requiring regeneration - active development interest and planning.
132	Kynnersley Plantation	50.5	8.4	0.0	4.46	67	No	n/a	No	n/a	n/a
428	Land off Station Road, Donnington	47.3	31.0	0.5	9.58	300/9.58ha	No	n/a	SUE	No	Parcel of land part of Land NE Muxton SUE site - SUE site of a strategic nature and size with land sufficient to accommodate development. Please refer to SFRA Level 2 assessment sheet for SUE site for details of mitigation guidelines.
283	River Meadows, Rushmore Lane, Allscott	45.0	35.6	1.4	2.84	43	No	n/a	No	n/a	n/a
394	Land East of Newport	37.5	33.9	1.5	12.19	273	No	n/a	No	n/a	n/a
257	Parsons Barracks & Venning Barracks, Humber Way, Donnington	34.3	20.9	3.1	23.98	305/10.79ha	No	n/a	SUE	No	Parcel of land part of Land NE Muxton SUE site - SUE site of a strategic nature and size with land sufficient to accommodate development. Please refer to SFRA Level 2 assessment sheet for SUE site for details of mitigation guidelines.
279	Land at Horton Lane	29.7	15.4	3.0	15.92	279	No	n/a	No	n/a	n/a
619	The Moors Preston Upon the Weald Moors	28.6	15.3	1.9	14.89	223	No	n/a	No	n/a	n/a
210	Land at Wappenshall	23.9	11.9	2.6	92.86	2500	No	n/a	SUE	No	Parcel of land part of Wappenshall SUE site - SUE site of a strategic nature and size with land sufficient to accommodate development. Please refer to SFRA Level 2 assessment sheet for SUE site for details of mitigation guidelines.
128	Horton	23.2	20.1	9.0	3.24	40	No	n/a	No	n/a	n/a
675	Land at Bratton Farm, Telford	20.3	14.7	0.6	87.40	1450	No	n/a	SUE	No	Parcel of land part of Bratton SUE site - SUE site of a strategic nature and size with land sufficient to accommodate development. Please refer to SFRA Level 2 assessment sheet for SUE site for details of mitigation guidelines.
519	Field Opposite Millers Row	20.0	6.0	1.1	2.82	52	No	n/a	No	n/a	n/a
414	Kinley Farm, Preston	19.0	8.1	1.3	41.38	724/41.38ha	No	n/a	SUE	No	Parcel of land part of Wappenshall SUE site - SUE site of a strategic nature and size with land sufficient to accommodate development. Please refer to SFRA Level 2 assessment sheet for SUE site for details of mitigation guidelines.
615	Land North of Humber Lane Hoo	18.2	11.7	1.2	42	1260	No	n/a	No	n/a	n/a
469	Land at Bratton Farm, Wellington	16.0	11.2	0.8	51.13	1000	No	n/a	No	n/a	n/a
616	Front Field Preston Upon the Weald Moors	15.4	13.0	2.6	14.23	213	No	n/a	No	n/a	n/a
201	Land West of River Roden	11.2	3.0	1.0	34.47	517	No	n/a	No	n/a	n/a
488	Land off New Trench Road	10.8	5.0	4.8	33.63	500/33.63ha	No	n/a	SUE	No	Parcel of land part of Land NE Muxton SUE site - SUE site of a strategic nature and size with land sufficient to accommodate development. Please refer to SFRA Level 2 assessment sheet for SUE site for details of mitigation guidelines.
263	Wheat Leasows, Western and Eastern Site	8.4	0.0	0.8	7.80	7.8	No		No	n/a	n/a

604	Land either side of Crow Brook West of Horton	6.2	5.1	2.7	25.00	500	No	n/a	SUE	No	Parcel of land part of Wappenshall SUE site - SUE site of a strategic nature and size with land sufficient to accommodate development. Please refer to SFRA Level 2 assessment sheet for SUE site for details of mitigation guidelines.
277	Wappenshall West	6.1	1.8	0.6	44.19	44.19ha	No	n/a	SUE	No	Parcel of land part of Wappenshall SUE site - SUE site of a strategic nature and size with land sufficient to accommodate development. Please refer to SFRA Level 2 assessment sheet for SUE site for details of mitigation guidelines.
359	Land at Sunnylands Farm, Wrockwardine	5.3	4.7	6.1	8.83	300	No	n/a	No	n/a	n/a
421	Land Off Humber Lane	3.7	2.4	1.5	50.46	500/50.46ha	No	n/a	SUE	No	Parcel of land part of Land NE Muxton SUE site - SUE site of a strategic nature and size with land sufficient to accommodate development. Please refer to SFRA Level 2 assessment sheet for SUE site for details of mitigation guidelines.
157	Land at Strine Brook Farm	3.3	2.5	1.5	4.25	4.25ha	No	n/a	No	n/a	n/a
697	Hoo Farm, Humber Lane, Donnington	2.8	1.1	1.8	21.27	375	No	n/a	No	n/a	n/a
274	Land off Church Road, Lilleshall	2.5	1.7	0.4	3.71	74	Level 2	Yes	Yes	No	Low level of flood risk from all sources
478	Land North of The Humbers, Donnington	0.9	0.0	0.2	19.94	960	No	n/a	No	n/a	n/a
419	Land South of Plough Lane, Newport	0.4	0.2	0.4	5.68	80	Level 2	Report	Yes	No	Low level of flood risk from all sources
237	Land North of the Humbers, Donnington	0.4	0.0	0.3	48.48	1000/48.48	Level 2	Yes	SUE	No	Parcel of land part of Land NE Muxton SUE site - SUE site of a strategic nature and size with land sufficient to accommodate development. Please refer to SFRA Level 2 assessment sheet for SUE site for details of mitigation guidelines.
605	Land to the North of Hoo Hall	0.0	0.0	0.5	7.43	111	No	n/a	No	n/a	n/a
450 A	Land North of Allscott Meads	0.0	0.0	0.6	4.98	105	Level 2	Report	Yes	No	
450 B	Land West of Allscott Meads	0.0	0.0	0.6	3.29	60	Level 2	Report	Yes	No	Low level of flood risk from all sources
442	Land East of Muxton	0.0	0.0	0.8	61.27	1072	No	n/a	No	n/a	n/a
317	Land East of Telford	0.0	0.0	1.4	272.70	4772/122.72ha	No	n/a	No	n/a	n/a
112	Land Off Coalport Road	0.0	0.0	0.0	1.94	1.94ha	No	n/a	No	n/a	n/a
126	Wheat Leasows	0.0	0.0	1.5	21.73	21.73ha	Level 2	Yes	SUE	No	Parcel of land part of Wappenshall SUE site - SUE site of a
127	Land at corner of Redhill Way and A5	0.0	0.0	0.5	31.25	450	No	n/a	No	n/a	n/a
129	The Hoo - Preston on the Wealdmoors	0.0	0.0	0.3	5.69	70	No	n/a	No	n/a	n/a
130	Village Farm Preston on the Wealdmoors	0.0	0.0	0.0	2.59	10	No	n/a	No	n/a	n/a
131	Adeney House	0.0	0.0	0.0	0.82	23	No	n/a	No	n/a	n/a
139	Kavacanne Arleston	0.0	0.0	0.0	0.28	11	No	n/a	No	n/a	n/a
171	Roden Nurseries	0.0	0.0	0.0	1.63	37	No	n/a	No	n/a	n/a
187	Land West of Wellington Road	0.0	0.0	1.2	3.51	70	Level 2	Report	Yes	No	Low level of flood risk from all sources
188	Land Adjacent to Longwithy Lane, Edgmond	0.0	0.0	0.0	5.02	80	No	n/a	No	n/a	n/a
194	New Works Lane	0.0	0.0	0.0	37.79	Alternate use	No	n/a	No	n/a	n/a
196	Land south of Huntington Lane	0.0	0.0	0.3	11.74	176	No	n/a	No	n/a	n/a

197	Land West of Roddington	0.0	0.0	0.2	13.43	201	No	n/a	No	n/a	n/a
198	Land East of Back Lane	0.0	0.0	2.6	3.52	1.58ha	No	n/a	No	n/a	n/a
199	Land North of B4394	0.0	0.0	0.2	7.66	115	No	n/a	No	n/a	n/a
200	Land adjoining Cemetery Rodington	0.0	0.0	0.0	3.19	48	No	n/a	No	n/a	n/a
202	Land South of Sunningdale, Rodington Heath	0.0	0.0	1.3	5.93	89	No	n/a	No	n/a	n/a
220	Land Adjacent Yew Tree Farm, Tibberton	0.0	0.0	0.0	3.08	25	No	n/a	No	No	n/a
224	Land South of Newcomb Way, Madeley	0.0	0.0	0.0	4.31	21	No	n/a	No	n/a	n/a
225	Land to North of B4394, Walcott	0.0	0.0	1.8	0.96	27/0.43ha	No	n/a	No	n/a	n/a
228	Land off Greenvale, Church Aston	0.0	0.0	4.7	4.47	70	No	n/a	No	n/a	n/a
233	Land South of A518, Newport	0.0	0.0	4.4	6.67	150/3ha	Level 2	Yes	No	n/a	
241	Dawley Road	0.0	0.0	0.8	90.63	2700	No	n/a	No	n/a	n/a
245	Land Adjacent Roden Hall	0.0	0.0	0.0	0.23	5	No	n/a	No	n/a	n/a
251	Land South of Holyhead Road, Wellington	0.0	0.0	2.5	7.30	105	Level 2	Yes	Yes	No	Low level of flood risk from all sources
262	The Grove Field, Cold Hatton	0.0	0.0	0.0	0.58	17	No		No	n/a	n/a
269	Land at Park Road Dawley	0.0	0.0	0.0	0.76	28	Level 2	No	Yes	No	Low level of flood risk from all sources
270	The Hem, North of Nedge Lane	0.0	0.0	0.0	1.99	60	No		No	n/a	n/a
281	Leaton Paddock	0.0	0.0	0.0	0.25	7	No	n/a	No	n/a	n/a
287	Shropshire Star, Waterloo Road, Keltey	0.0	0.0	2.4	2.11	2.11ha	No	n/a	No	n/a	n/a
292	Land North of 59 Wellington Road, Muxton	0.0	0.0	0.4	2.50	75/2.50ha	No	n/a	SUE	No	Parcel of land part of Land NE Muxton SUE site - SUE site of a strategic nature and size with land sufficient to accommodate development. Please refer to SFRA Level 2 assessment sheet for SUE site for details of mitigation guidelines.
293	Land North of 55 Wellington Road, Muxton	0.0	0.0	0.6	3.16	55/3.16ha	No	n/a	SUE	No	Parcel of land part of Land NE Muxton SUE site - SUE site of a strategic nature and size with land sufficient to accommodate development. Please refer to SFRA Level 2 assessment sheet for SUE site for details of mitigation guidelines.
298	New College Site, King Street Wellington	0.0	0.0	1.3	2.94	59	No	n/a	No	n/a	n/a
299	Land off A518 Donnington	0.0	0.0	0.0	8.01	140/8.01ha	No	n/a	SUE	No	Parcel of land part of Land NE Muxton SUE site - SUE site of a strategic nature and size with land sufficient to accommodate development. Please refer to SFRA Level 2 assessment sheet for SUE site for details of mitigation guidelines.
300	Former Stirchley Recreation Centre	0.0	0.0	0.0	0.46	17	No	n/a	No	n/a	n/a
301	Land off Ironmasters Way	0.0	0.0	2.0	5.74	215/2.53ha	Level 2	Yes	Yes	No	Low level of flood risk from all sources
302	Meadowdale Nurseries & Garden Centre	0.0	0.0	1.0	3.04	150	No	n/a	No	n/a	n/a
303	Land at Southwater Phase II	0.0	0.0	0.0	0.21	14/21ha	Level 2	No	Yes	No	Low level of flood risk from all sources
311	A4169 Buildwas Bank Little Wenlock	0.0	0.0	1.5	24.88	373	No	n/a	No	n/a	n/a
313	Land North of Middle Farm, Field Aston	0.0	0.0	1.5	10.43	235/10.43ha	Level 2	Yes	No	n/a	
319	Land behind The Last Inn	0.0	0.0	0.0	1.57	35	No	n/a	No	n/a	n/a
320	Ridgeways, Hem Lane off Halesfield 1	0.0	0.0	0.0	3.62	28	No	n/a	No	n/a	n/a
321	Land to rear of Wellington Road, Muxton	0.0	0.0	0.0	2.94	90/2.94ha	No	n/a	SUE	No	Parcel of land part of Land NE Muxton SUE site - SUE site of a strategic nature and size with land sufficient to accommodate development. Please refer to SFRA Level 2 assessment sheet for SUE site for details of mitigation guidelines.
322	Land Adj to The Lamb Inn, Edgmond	0.0	0.0	0.0	0.23	5	No	n/a	No	n/a	n/a

323	Land Adj to Adgmond School, Edgmond	0.0	0.0	0.0	1.99	30	No	n/a	No	n/a	n/a
324	Land West of Pipers Lane, Edgmond	0.0	0.0	0.0	4.26	64	No	n/a	No	n/a	n/a
325	Land Bewteen Chetwynd Road and Newport Road, Edgmond	0.0	0.0	5.9	6.26	94	No	n/a	No	n/a	n/a
326	Land West of Kilvert Close, Edgmond	0.0	0.0	0.0	5.30	79	No	n/a	No	n/a	n/a
327	Land at Flatt Pitt Farm Edgmond	0.0	0.0	0.0	3.99	60	No	n/a	No	n/a	n/a
328	Land Adj to Shrewsbury Road, Edgmond	0.0	0.0	0.0	6.91	104	No	n/a	No	n/a	n/a
329	Land off Cappelquin Drive, Wrockwardine Wood	0.0	0.0	6.0	1.43	75	No	n/a	No	n/a	n/a
330	Castle Lodge, Attwood Terrace, Dawley	0.0	0.0	2.2	0.49	28	No	n/a	No	n/a	n/a
334	Former Bush Hotel, Hadley	0.0	0.0	0.0	0.25	27	Level 2	No	Yes	No	Low level of flood risk from all sources
337	Land Opp the Shawbirch PH, Trench	0.0	0.0	0.0	0.22	10	Level 2	Report	Yes	No	Low level of flood risk from all sources
338	The Lamb PH, Wrockwardine Wood	0.0	0.0	0.5	0.25	6	No	n/a	No	n/a	n/a
339	Land Between Hartbridge Road and Beverley Roundabout, Oakengates	0.0	0.0	2.3	0.86	10	Level 2	Report	Yes	No	Low level of flood risk from all sources
340	The Pheasant PH, Lincoln Road	0.0	0.0	0.0	0.13	10	No	n/a	No	n/a	n/a
341	Former Cross Keys PH, Haybridge road	0.0	0.0	0.0	0.13	5	Level 2	No	Yes	No	Low level of flood risk from all sources
342	Land at Badhan Factory, Waterloo Road	0.0	0.0	0.0	0.14	10	Level 2	No	Yes	No	Low level of flood risk from all sources
343	Red Roof, Dawley	0.0	0.0	1.4	5.03	88/5.03ha	No	n/a	No	n/a	n/a
344	Land at Wellington Road, Lilleshall	0.0	0.0	0.0	1.57	35/071ha	No	n/a	No	n/a	n/a
345	Church Wickets, Church Road, Dawley	0.0	0.0	0.0	0.35	10	No	n/a	No	n/a	n/a
347	Land North of st Geroges Bybass	0.0	0.0	1.2	4.14	72	Level 2	Report	Yes	No	Low level of flood risk from all sources
348	Land on the Soute West side of Shrewsbury Road. Edgmond	0.0	0.0	0.0	0.52	15	No	n/a	No	n/a	n/a
349	Land West of Stainburn Road, Lawley	0.0	0.0	1.1	5.90	120	No	n/a	No	n/a	n/a
350	Land at Madley Court Way	0.0	0.0	0.0	0.23	0.23ha	Level 2	No	Yes	No	Low level of flood risk from all sources
352	Land South of Holyhead Road	0.0	0.0	3.4	10.59	10.59ha	Level 2	Report	Yes	No	Low level of flood risk from all sources
356	Site 1 Land North of Junction 7 M54	0.0	0.0	5.8	3.46	3.46ha	No	n/a	No	n/a	n/a
357	Land North of Church Farm Barns	0.0	0.0	0.0	0.08	2	No	n/a	No	n/a	n/a
358	Land South of Church Farm Barns	0.0	0.0	12.6	0.22	7	No	n/a	No	n/a	n/a
360	Land East of Drummery Lane	0.0	0.0	0.4	1.04	25	No	n/a	No	n/a	n/a
361	Land East of Blacksmith's Lane	0.0	0.0	0.0	0.65	15	No	n/a	No	n/a	n/a
362	Site 2i Land West of Cluddley Lane Northern Side	0.0	0.0	4.8	1.42	1.42ha	No	n/a	No	n/a	n/a
363	Land West of Wrockwardine	0.0	0.0	0.3	0.79	20	No	n/a	No	n/a	n/a
364	Site 2ii Land West of Cluccley Lane Southern Side	0.0	0.0	0.0	0.46	0.46ha	No	n/a	No	n/a	n/a
365	Site 3 Land East of Cluddley Lane	0.0	0.0	4.9	19.76	7.49ha	No	n/a	No	n/a	n/a
368	Land Adj Melverley House	0.0	0.0	7.8	0.27	2	No	n/a	No	n/a	n/a
369	Land near Ironbridge Road	0.0	0.0	0.0	0.96	6	No	n/a	No	n/a	n/a
371	Land East of Southall Road	0.0	0.0	1.2	4.32	76	No	n/a	No	n/a	n/a
376	Land at Chetwynd Aston, Newport	0.0	0.0	0.0	1.89	43	No	n/a	No	n/a	n/a
378	Land East of Vasey Court and South of Barnfield Road	0.0	0.0	0.0	4.99	45	Level 2	Report	Yes	No	Low level of flood risk from all sources
380	Land South of Pave Lane	0.0	0.0	0.0	25.79	387	No	n/a	No	n/a	n/a
389	Land South of Wheeldale Close	0.0	0.0	0.0	0.24	9	No	n/a	No	n/a	n/a
397	Land West of A41, Newport	0.0	0.0	2.4	8.19	184	No	n/a	No	n/a	n/a
398	Land North of A518 Newport	0.0	0.0	9.5	4.47	4.47ha	Level 2	Yes	Yes	No	Low level of flood risk from all sources
399	Land East of A518 Newport	0.0	0.0	0.9	17.53	17.53ha	Level 2	Report	Yes	No	Low level of flood risk from all sources

401	Land adj to The Delta Chetwynd Aston	0.0	0.0	0.0	0.62	5	No	n/a	No	n/a	n/a
405	Land north of A442	0.0	0.0	0.3	28.43	600/28.43ha	No	n/a	SUE	No	Parcel of land part of Wappenshall SUE site - SUE site of a strategic nature and size with land sufficient to accommodate development. Please refer to SFRA Level 2 assessment sheet for SUE site for details of mitigation guidelines.
408	Land West of Bratton	0.0	0.0	1.1	24.96	570	Level 2	Yes	SUE	No	Parcel of land part of Bratton SUE site - SUE site of a strategic nature and size with land sufficient to accommodate development. Please refer to SFRA Level 2 assessment sheet for SUE site for details of mitigation guidelines.
410	Longwood Farm, Redhill	0.0	0.0	1.8	15.84	203	Level 2	Report	Yes	No	Low level of flood risk from all sources
411	Land off Hay Street Tibberton	0.0	0.0	0.0	1.08	25	Level 2	No	Yes	No	Low level of flood risk from all sources
412	Land at Hilltop Farm, Waterloo Road, Ketley	0.0	0.0	0.0	2.01	80	Level 2	Report	Yes	No	Low level of flood risk from all sources
413	Land at Upper Coalmoor Farm	0.0	0.0	0.0	8.49	200	No	n/a	No	n/a	n/a
416	Land East and West of Station Road, Newport	0.0	0.0	1.1	24.28	350/4.5ha	No	n/a	No	n/a	n/a
422	Former Phoenix School, Manor Road	0.0	0.0	1.7	7.32	128	Level 2	Report	Yes	No	Low level of flood risk from all sources
423	Land off Park Lane, Woodside	0.0	0.0	0.0	0.11	4	No	n/a	No	n/a	n/a
424	Brandon Avenue, Shawbirch	0.0	0.0	0.8	1.22	36	Level 2	Yes	Yes	No	Low level of flood risk from all sources
425	Land at Allscott	0.0	0.0	0.0	0.81	23	No	n/a	No	n/a	n/a
429	Telford Equestrian Centre, Scrap Yard, Lodge Bank Farm	0.0	0.0	1.8	7.52	200	No	n/a	No	n/a	n/a
435	The Shropshire Golf Centre, Granville Park	0.0	0.0	1.3	106.64	2400	No	n/a	No	n/a	n/a
436	Land Adj to the Croft, Church Road	0.0	0.0	4.7	8.21	22	No	n/a	No	n/a	n/a
443	Land at Arleston Lane	0.0	0.0	0.0	0.14	5	Level 2	No	Yes	No	Low level of flood risk from all sources
445	Land at Arleston Manor Drive	0.0	0.0	0.0	0.37	5	Level 2	No	Yes	No	Low level of flood risk from all sources
448	Land West of Dawley Road, Lawley	0.0	0.0	0.0	1.13	34	No	n/a	No	n/a	n/a
449	Land East of Dawley Road. Lawley	0.0	0.0	0.0	5.11	89	Level 2	Yes	Yes	No	Low level of flood risk from all sources
454	Amenity Site, Land East of Dawley Road	0.0	0.0	5.5	13.28	Alternate use	No	n/a	No	n/a	n/a
456	Land off Jiggers Bank, Coalbrookdale	0.0	0.0	0.2	3.34	67	No	n/a	No	n/a	n/a
459	Malinslee Telford	0.0	0.0	3.3	2.06	41	Level 2	Yes	Yes	No	Low level of flood risk from all sources
462	Land Southeast of Newport Town Centre	0.0	0.0	1.5	2.90	2.90ha	Level 2	Yes	Yes	No	Low level of flood risk from all sources
463	Land off Audley Avenue, Former Combat Stress Facility	0.0	0.0	0.0	1.36	40	No	n/a	No	n/a	n/a
464	Land at Chetwynd Road, Newport	0.0	0.0	0.1	10.59	217	No	n/a	No	n/a	n/a
471	Elephant and Castle PH, High Street Dawley	0.0	0.0	0.0	0.07	9	Level 2	No	Yes	No	Low level of flood risk from all sources
472	Land South of The Dale, Church Aston	0.0	0.0	0.1	8.47	160	Level 2	No	Yes	No	Low level of flood risk from all sources
473	Land East of Dawley Road, Lawley	0.0	0.0	1.2	20.19	20.19ha	Level 2	Yes	Yes	No	Low level of flood risk from all sources
482	Land off Granville Road	0.0	0.0	0.0	0.70	8	No	n/a	No	n/a	n/a
483	Car Park Adj to Police Station, Legges Way	0.0	0.0	0.0	0.54	20	Level 2	No	Yes	No	Low level of flood risk from all sources
484	Land West of Little Wenlock	0.0	0.0	0.0	3.02	45	No	n/a	No	n/a	n/a
487	Land at Wrockwardine Farm	0.0	0.0	0.0	2.08	20	No	n/a	No	n/a	n/a
491	Parcel 4 Land off A41 near Pave Lane	0.0	0.0	0.0	3.67	64	No	n/a	No	n/a	n/a
492	Parcel 5 Land off A41 near Pave Lane	0.0	0.0	0.0	7.19	110	No	n/a	No	n/a	n/a

493	Parcel 6 Land off A41 near Pave Lane	0.0	0.0	0.0	6.30	110	No	n/a	No	n/a	n/a
494	Parcel 1 Land off A41 near Pave Lane	0.0	0.0	0.0	1.41	37	No	n/a	No	n/a	n/a
495	Parcel 2 Land off A41 near Pave Lane	0.0	0.0	0.0	8.52	149	No	n/a	No	n/a	n/a
496	Parcel 3 Land off A41 near Pave Lane	0.0	0.0	0.0	6.90	121	No	n/a	No	n/a	n/a
497	Land at Main Road Ketley	0.0	0.0	0.0	0.67	25	No	n/a	No	n/a	n/a
498	Land at Aga Rangemaster, Waterloo Road	0.0	0.0	0.0	1.67	1.67ha	Level 2	Report	Yes	No	Low level of flood risk from all sources
499	Ash Grey Car Park North	0.0	0.0	1.8	1.10	152	No	n/a	No	n/a	n/a
513	Ash Grey Car Park South	0.0	0.0	1.5	0.61	121/0.61ha	No	n/a	No	n/a	n/a
514	House of Frazer site	0.0	0.0	0.0	0.50	38/0.5ha	No	n/a	No	n/a	n/a
515	Blue Willow Car Park	0.0	0.0	4.6	1.02	158/1.02ha	Level 2	Yes	Yes	No	Low level of flood risk from all sources
516	Lime Green Car Park	0.0	0.0	0.0	0.87	138/0.87ha	Level 2	No	Yes	No	Low level of flood risk from all sources
518	Field Behind Tayleur Arms	0.0	0.0	0.5	2.48	37	No	n/a	No	n/a	n/a
520	Field Adjacent Long Lane	0.0	0.0	1.1	8.64	162	No	n/a	No	n/a	n/a
521	Field Behind Red Barn House	0.0	0.0	0.0	3.88	72	No	n/a	No	n/a	n/a
522	Rushmore Lane Field	0.0	0.0	0.0	7.81	146	No	n/a	No	n/a	n/a
524	Land At Hadley Quarry	0.0	0.0	1.9	31.75	694	No	n/a	No	n/a	n/a
525	Land at Hortonwood_Wheat Leasows	0.0	0.0	0.4	11.53	11.53ha	No	n/a	No	n/a	n/a
529	Land off A5 Adj Telford Crematorium Woodhouse Ln	0.0	0.0	0.3	17.61	264	No	n/a	No	n/a	n/a
601	Land surrounding Sunkyst Towers, to South of Vesey Court	0.0	0.0	0.0	2.60	52	No	n/a	No	No	n/a
602	Land to NW of A442-B5062 junction,Crudgington	0.0	0.0	0.0	2.7	41	No	n/a	No	n/a	n/a
603	Land opp Wheatley Grange, Wheat Leasows	0.0	0.0	0.2	2.91	58	No	n/a	No	n/a	n/a
606	Land N&W of Preston Trust Homes Preston	0.0	0.0	0.3	15.37	230	No	n/a	No	n/a	n/a
607	Land Rear of Fielden House, Chetwynd Aston	0.0	0.0	0.0	0.26	7	No	n/a	No	n/a	n/a
620	Land to North of Longford Road	0.0	0.0	3.8	4.20	95	No	n/a	No	n/a	n/a
625	Land on the North side of St Georges Bypass, St Georges	0.0	0.0	1.3	3.9	68	No	n/a	Yes	No	Low level of flood risk from all sources
627	Land at Audley Courtt, Audley Avenue, Newport	0.0	0.0	0.0	1.4	45	No	n/a	No	n/a	n/a
630	Agriculture House, Southwater Way, Telford	0.0	0.0	0.0	0.30	11/0.31ha	Level 2	Report	Yes	No	Low level of flood risk from all sources
636	Bratton Road, Admaston	0.0	0.0	0.0	4.59	251	No	n/a	No	n/a	n/a
647	Long Barn Stables Equestrian Centre, Field Aston, Newport	0.0	0.0	0.0	1.36	15	No	n/a	Yes	No	Low level of flood risk from all sources
648	Land corner of Redhill Way A5, Redhill	0.0	0.0	0.0	2.87	54	No	n/a	No	n/a	n/a
656	Wheat Leasowes, Horton Road, Horton	0.0	0.0	0.0	3.50	65	No	n/a	SUE	No	Parcel of land part of Wappenshall SUE site - SUE site of a strategic nature and size with land sufficient to accommodate development. Please refer to SFRA Level 2 assessment sheet for SUE site for details of mitigation guidelines.
657	Wyrecroft, Shrubbery Road, Red Lake	0.0	0.0	0.0	0.82	68	No	n/a	No	n/a	n/a
665	Land on the East side of Rose cottage, Allscott	0.0	0.0	0.0	5.90	89	Level 2	No	No	n/a	n/a

677	Land at Ercall Lane, between existing Houses and M54	0.0	0.0	2.8	1.12	10	No	n/a	No	n/a	n/a
680	Watling St Grange, Grange Lane, Redhill	0.0	0.0	0.2	11.74	219	No	n/a	No	n/a	n/a
681	Land to East of Muxton Lane, Telford	0.0	0.0	3.3	10.46	484	No	n/a	No	n/a	n/a
685	Land South and West of Sommerfield Road, Telford	0.0	0.0	1.9	28.59	15	Level 2	Report	Yes	No	Low level of flood risk from all sources
686	Land West of Wellington Road	0.0	0.0	1.2	3.52	70	No	n/a	No	n/a	n/a
689	Land Southern Side of Waters Upton	0.0	0.0	0.2	0.9	26	Level 2	Yes	Yes	No	Low level of flood risk from all sources
690	Wheatley Grange, Wheat Leasows	0.0	0.0	1.5	18.79	329	No	n/a	No	n/a	n/a
694	Land at Muxton Lane Muxton	0.0	0.0	7.7	8.47	159	No	n/a	No	n/a	n/a
695	Former Dairy Crest Foods, Crudgington	0.0	0.0	0.0	1.20	20	No	n/a	No	n/a	n/a
696	Land South of Coalmore Road	0.0	0.0	1.2	8.50	200	No	n/a	No	n/a	n/a
699	Tafs Salop Ltd, Gower Street, St Georges	0.0	0.0	0.0	3.24	65	Level 2	Yes	Yes	No	Low level of flood risk from all sources
700	Land East of Chester Road, Newport	0.0	0.0	0.1	20.23	382	No	n/a	No	n/a	n/a
701	South of Hutchinson Gate	0.0	0.0	0.0	2.59	69	Level 2	No	Yes	No	Low level of flood risk from all sources
702	Land South of Old Vicarage	0.0	0.0	4.7	0.58	19	Level 2	Yes	Yes	No	Low level of flood risk from all sources
703	Mere Park	0.0	0.0	0.3	0.60	0.6ha	Level 2	Report	Yes	No	Low level of flood risk from all sources
704	Tarmac Trading Ltd	0.0	0.0	0.0	0.44	0.44ha	No	n/a	No	n/a	n/a
705	Old Railway Line, Church Aston	0.0	0.0	0.0	1.45	41	Level 2	No	Yes	No	Low level of flood risk from all sources
706	Woodcote	0.0	0.0	0.0	65.67	65.67ha	No	n/a	No	n/a	n/a
707	Little Dessert Shop, Bratton	0.0	0.0	0.0	0.55	17	Level 2	Yes	Yes	No	Low level of flood risk from all sources
708	Land off Robert's Road	0.0	0.0	1.3	1.05	20	No	n/a	No	n/a	n/a
709	Land east of Church Road	0.0	0.0	0.0	2.14	60	No	n/a	No	n/a	n/a
710	Land at A41	0.0	0.0	0.0	1.48	1.48ha	No	n/a	No	n/a	n/a
711	Land west of Rodington Cemetery	0.0	0.0	0.0	0.52	17	No	n/a	No	n/a	n/a
712	Land east of Station Road	0.0	0.0	0.2	7.36	214	No	n/a	No	n/a	n/a
713	Land east of Grange Lane	0.0	0.0	1.1	22.11	400	No	n/a	No	n/a	n/a
714	Land off Church Road, Lilleshall	0.0	0.0	0.0	0.71	10	Level 2	No	Yes	No	Low level of flood risk from all sources
715	Land North of Roden Lane	0.0	0.0	0.0	4.10	98	No	n/a	No	n/a	n/a
716	Old Park	0	0	1.94	12.82	200	Level 2	No	Yes	No	Low level of flood risk from all sources
717	Telford Station	0	0	9.58	2.99	2.99ha	Level 2	Yes	Yes	No	Low level of flood risk from all sources
719	Pink Skips	0	0	3.42	2.63	90	Level 2	Report	Yes	No	Low level of flood risk from all sources
720	Former Wilkinson Site	0	0	0	0.34	15/34ha	Level 2	No	Yes	No	Low level of flood risk from all sources